

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
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**Project Name:** Oceanside Properties & Dev., Inc.  
Site Review  
1932, 2000, & 2020 N. Atlantic Blvd.

**Case #:** 04-R-02

**Date:** 1/8/02

**Comments:**

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. Approximately 1,266 trips per day are generated by a 142 unit hotel. Please present a traffic statement addressing the number of current trips which are generated by this property for accounting the net traffic increase posed by this development.
3. Please provide the following set of engineer designed plans for review prior to requesting final DRC authorization:
  - a. Paving & Drainage Plan
  - b. Pavement Marking & Signage Plan
  - c. Water and Sewer Plan
  - d. Details and specifications
4. Provide a photometric lighting plan for the building garage and all surface parking which indicates the lighting grid (levels and any residual lighting levels at the property line (residential) off site. Be prepared to apply for a Coastal Construction license and address all lighting concerns by the FDEP.
5. Indicate any net impact to existing public parking spaces along N. Atlantic Boulevard as a result of this site plan design. Any impacts shall be coordinated and off-set via Parking Manager's policies and guidelines.

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6. Present a copy of the executed valet parking agreement prior to requesting final DRC authorization.

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**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** Oceanside Properties

**Case #:** 04-R-02

**Date:** 01-08-02

**Comments:**

- 1) All the requirements of 412 FBC apply to this project.
- 2) Sprinkler and standpipe systems required at permit per 903.8 FBC.
- 3) Civil plan required to show hydrants, DDC, FDC's and fire mains.
- 4) Two legal exits required from all floor levels. Garage floor appears to not comply. Also what is the max travel distance in the garage to an exit.
- 5) The garage exit does not comply with NFPA 101, 7-1.3.2.1 of the FFP Code.
- 6) All required exits must comply with 1005.6 of the FBC
- 7) Two means of egress required from all levels.
- 8) How is roof access attained? It is recommended that two exits access the roof should a fire on that level be required to be fought. See 7-5.1.3 and 7-4.1.1 of the FFP Code.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Oceanside Properties and  
Development Inc.

**Case #:** 04-R-02

**Date:** January 8, 2002

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Oceanside Properties and  
Development Inc..

**Case #:** 04-R-02

**Date:** 01/08/02

**Comments:**

1. Verify the requirement that 35% of the gross lot square footage is to be on landscape, maintained by an irrigation system. (Note: sandy beach areas may be included in the 35% landscape area without irrigation.) There is a discrepancy between the site plan "provided" landscape area calculations and those on the Landscape Plan.
2. As per the requirements of Sec. 47-25.2 M.9. 50% of the street trees should be shade trees. Verify that this requirement is met. (Probably the Landscape Plan can be modified south of the entry drive to incorporate shade trees behind the palms.)
3. Make sure there are no sight triangle violations where the entry drives enter the street. There can be no plant material which obstructs visibility between 30" and 8'.
4. Provide the calculations that show how the 10' average buffer (with a 5' min.) where a vehicular use area abuts the street line is met.
5. Provide a list of the existing trees and palms on the site and their disposition (remain, relocate or remove). Any trees, or palms which are considered good candidates for relocation should be relocated. All Tree Preservation Ordinance requirements apply.
6. Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the Landscape Plan.

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**Division:** Planning

**Member:** Lois Udvardy  
828-5862

**Project Name:** Oceanside Properties and  
Development Inc.

**Case #:** 4-R-02

**Date:** January 8, 2002

**Previously reviewed as Case 6-R-01**

Site Plan Review/Yard Modifications/142 Room Hotel/RMH-60  
Pelican Beach Hotel  
1932, 2000 & 2020 N. Atlantic Blvd.

**Comments:**

1. Provide a text narrative illustrating compliance with Neighborhood Compatibility Requirements and Design and Community Compatibility criteria for developments in RMH-60 zoning districts east of the Intracoastal Waterway.
2. Discuss setbacks with Zoning representative, it appears porte cochere encroaches into front yard setback. Also discuss structure in rear yard, 16-foot wide veranda and pool. Yard modifications must comply with Sec. 47-23.11. Provide a point-by-point narrative indicating how each criteria has been met. Discuss overall habitable height with Zoning representative.
3. Dimension height on plans to top of uppermost spire.
4. Provide a detailed floor plan of the roof and area above 84-foot roof; is there any enclosed habitable space?
5. In no case shall setback dimensional requirements be less than an amount equal to one-half (1/2) the height of the building. Provide a chart/table depicting required and proposed front, rear, and side setbacks. This table is to be indicated on the site plan as part of the site data information and any request to modify the setbacks is to be noted on the site plan.
6. Pursuant to Sec. 47-23.11.A.4.b, provide a shadow study confirming structure does not cast a shadow that exceeds 50% of beach or park.

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7. Sec. 47-19.2.BB.2. states a swimming pool, hot tub or spa, when accessory to a hotel, shall be subject to the yard requirements of the district in which it is located. Discuss with Zoning representative required setbacks for water activity area adjacent to pool area and whether yard modification is required for these features, including pool.
8. Hotel accessory uses shall comply with Sec. 47-19.8.A.
9. All lighting should be sensitive to sea turtle environment. All exterior lighting is to be shown on site plan and landscape plans and shielded from adjacent residences or hotel rooms.
10. A Notice of Proposed Construction or Alteration form must be filed with the FAA if any construction crane or equipment will exceed 200 feet above grade. Please contact Alex Erskine at 938-4966 for the appropriate forms.
11. Provide two (2) oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric, perspective or axonometric drawing of the site and the surrounding adjacent area. These drawings/sketches shall be submitted on unmounted sheets of similar dimensions as the other drawings in the submittal package.
12. Provide a text narrative that includes at a minimum information on the: security system, hours of the various service and maintenance operations, anticipated types of retail and service tenants, ownership information, lighting, solid waste disposal system.
13. Provide a copy of the most current recorded plat and all amendments, for the proposed site.
14. On all elevations indicate the various floor heights and show relationship of proposed building to adjacent streets and adjacent buildings. Indicate the mass outlines of all adjacent structures.
15. Provide color and materials information for all exterior surfaces and indicate on all plans.
16. Development requires a valet parking agreement.
17. Pursuant to Sec. 47-25.2.Q., submit documentation from Broward County indicating that acceptable level of service of hurricane routes and hurricane emergency shelter capacity shall be maintained.
18. Provide a traffic impact statement.

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19. Will any public parking be lost or gained?
20. Existing curb cuts, if abandoned must be removed and rebuilt. Discuss curb and gutter with Engineering representative.
21. Discuss any prior parking obligations that may exist on site.
22. Garage lighting is to comply with Sec. 47-20.14.
23. It is strongly recommended this proposal be discussed with area neighborhood associations/representatives.
24. Additional comments may be forthcoming at DRC meeting.



# DRC

## SITE PLAN REVIEW AND COMMENT

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Division: Police

Member: C.Cleary- Robitaille

Project Name: Pelican Beach Hotel

Case #: 4-R-02

Date: 01-08-02

#### Comments:

How will pedestrian access to the garage be controlled?

Ground level entry/exit doors should not be open to the building from the exterior, unless these doors are on an access control system other than a "key in the knob lock". These doors should have a local annunciator should they be left open or blocked.

CCTV in the parking garage, as well as additional common areas, is recommended.

Will elevator access from the parking garage be limited to guests? Will a card access system be used to control access?

Guest rooms and all secondary entry points should be on an access control system that is capable of eliminating access, provides an audit trail and does not involve a master key.

Will room safes be provided? If so, will they be rated as "burglar proof"?  
An alternative may be to install safe deposit boxes at the main desk area.

The main desk area should be under video surveillance as both a robbery prevention tool and as a means to observe internal procedures.

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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Oceanside Properties and  
Development Inc.

**Case #:** 04-R-02

**Date:** 1/8/02

**Comments:**

1. Yard modifications required Planning and Zoning Board review and approval in accordance with section 47-23.11
2. Provide parking for activity room/conference room in accordance with section 47-20.2.
3. Provide design details of pool cabana/outdoor bar and provide parking in accordance with section 47-20.2.
4. A valet parking agreement is required in accordance with section 47-20.18 prior to C.O. Indicate location of valet drop off area.
5. Provide parking for restaurant in accordance with section 47-20.2.
6. Additional comments may be forthcoming at DRC meeting.